Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	128 Darebin Road, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,760,500 Property Type House Suburb Northcote

Period - From 20/10/2021 to 19/10/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Alexandra St THORNBURY 3071	$1,100,000	24/09/2022
2	49 Flinders St THORNBURY 3071	$1,061,000	02/07/2022
3	41 Gladstone Av NORTHCOTE 3070	$1,040,000	09/07/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/10/2022 09:17

128 Darebin Road, Northcote Vic 3070

3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
20/10/2021 - 19/10/2022: $1,760,500

Comparable Properties

2 Alexandra St THORNBURY 3071 (REI)

2 1 2

Price: $1,100,000
Method: Private Sale
Date: 24/09/2022
Property Type: House
Land Size: 389 sqm approx

Agent Comments

49 Flinders St THORNBURY 3071 (REI/VG)

2 1 1

Price: $1,061,000
Method: Auction Sale
Date: 02/07/2022
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments

41 Gladstone Av NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,040,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788

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